THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Phillip Nesmith
1620 Branch Street
Nashville, TN 37216-3906
SEND TAX BILLS TO:
Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256

Davidson County DEEDWARR
Recvd: 04/18/07 13:19 2 pg
Fees:13.00 Taxes:229.40
20070418-0046316

WARRANTY DEED

(Map 072-15-0, Parcel 142.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **STEVEN E. SMITH and wife, APRIL A. SMITH**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **PHILLIP NESMITH, unmarried**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of W.E. Moore's Subdivision of Lots 11 and 14 in the Brownsville Plan of record in Plat Book 161, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.
>
> BEING the same property conveyed to Steven E. Smith and wife, April A. Smith by deed dated March 5, 1993, from E.A. Bowman and C.A. Thompson, of record in Book 8884, page 199, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 161, page 128; to restrictive covenants of record in Book 8884, page 197, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1620 Branch Street, Nashville, TN 37216-3906.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the **same is unencumbered except as noted herein, and for the 2007 real property taxes which** will be prorated at closing and assumed by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 29th day of March, 2007.

STEVEN E. SMITH

APRIL A. SMITH

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven E. Smith and April A. Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2007.

Notary Public

My Commission Expires:

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of March, 2007.

Notary Public

My commission expires:

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES SEPTEMBER 7, 2010

File No. 20070094